

## \$719,000 - 3244 13 Ave Avenue, Edmonton

MLS® #E4441879

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,603 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful 2018 home built by Sterling Homes with premium Upgrades! This well-maintained home offers versatile living with 4 bedrooms upstairs, including a luxurious primary ensuite. On the main floor, there's a bedroom-sized office and a full bathroom, perfect for guests or working from home. The exterior boasts a stylish mix of stone and vinyl, plus an extended driveway. Enjoy a huge, fully landscaped backyard with a professionally laid concrete pad and natural gas connection—ideal for summer BBQ's. Additional features include a side entrance, workshop room, heated garage with side door, and thoughtful upgrades throughout. Don't miss out on this exceptional home that blends style, space, and functionality!

Built in 2018

### Essential Information

MLS® #	E4441879
Price	\$719,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,603
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3244 13 Ave Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z4

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 87

Zoning Zone 30

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